



## ASSOCIATION NEWSLETTER

October 5, 2012

### EXTERIOR PAINTING STARTED AT BLDG 7610

As part of the regular maintenance, the Association is painting the exterior of the buildings. The painting contractor, Affordable Painting, 966-9951, has started at Bldg 7610 and will work their way around the complex and finish up at 7640. Notices will be distributed to each unit about a week in advance. If your lattice enclosure is in bad condition, please consider removing it all together. Should you wish to replace it, you will need to ask for permission from the Board. Please put your request in writing. Furthermore, the balconies and decks must be clear for the painters to paint the building. No excessive storage allowed. Please remove items on the deck and anything that is attached to any part of the building. Front door area must be clear. The painters need access and space to properly work. Thank you in advance for your patience and cooperation.

### POOL RULES POSTED ON WALL

For your safety and convenience, please remember that the pool rules are posted on the wall at the pool area. Please remember, per County Health Dept, no glass or pets or smoking are permitted. Recently, broken glass was found in the vicinity. Fortunately, it was found and cleaned up as needed. Thank you for your cooperation and adhering to the rules.

### ASSOCIATION WELCOMES LATEST MEMBERS

The Association would like to welcome its latest members: Mr. & Mrs. G Mora, Mr. M. Mora, Ms. S. Erickson.

### EXTERIOR ALTERATIONS MUST HAVE BOARD'S PRIOR APPROVAL

Just a reminder, before you alter the exterior of your unit in any shape, size or form, please make sure to the Board's pre-approval. What this entails is to submit a written request with the specific information and then attending a board meeting to present your request.

### PLEASE PICK UP AFTER YOUR POOCH

Some dog owners have been failing to pick up after their pets in the common areas of our complex. Please be sure to carry bags with you and to properly dispose of your pet's waste in a trashcan. (There is a dog station near the front entrance with bags and waste container). If your children walk your dog, please ensure that they are cleaning up as well. Pet waste that is not properly disposed of poses problems for water quality and human health. Thank you.

### CALL SHERIFF FOR TRESPASSERS

If you find trespassers or are suspicious of possible illegal activities, please call the Sheriff immediately by dialing "911". For non-emergencies, you can call 681-4100.

### MAINTENANCE CONCERNS? CALL MANAGEMENT

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to [JamesN@Bartlein.com](mailto:JamesN@Bartlein.com). Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

**FURNACE INSPECTION SUGGESTED**

Now that the days are getting shorter, cooler weather is just around the corner. To beat the rush, you may want to consider having the Gas Company inspect your gas furnace. They usually do it for free. Their numbers is 1-800-427-2200, and please follow the menu. They will not repair your furnace but will notify you if there's anything wrong.

Speaking about changing in the weather, for the lower units that tend to get less sunlight during the fall and winter, to minimize the musty smell, the residents of these units are strongly encouraged to get a dehumidifier and to keep a fan on when the unit is closed up.

**ASSOCIATION TO REPAIR FAULTY  
PRESSURE REGULATOR AND  
BILL UNIT OWNER**

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

**PLEASE CHECK FOR LATEST INFO  
ON ASSOCIATION WEBSITE**

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

**NEW INFORMATION NEEDED**

If you have new phone numbers, tenants, or e-mail/mailling address, please notify the Association in writing at the address below. It is important that information is kept current to ensure that all appropriate parties receive

newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

**BOARD MEETING SCHEDULED;  
REQUEST TO BE IN WRITING**

The next monthly Board Meeting is scheduled for October 11, 2012, at 6PM, at the Meeting Room, at 7610 Hollister Ave., Goleta. Unless otherwise notified, the board meetings are usually on the 2<sup>nd</sup> Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda will be posted at the mailbox area and/or on the website several days before.

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